



FYI DESIGN

Architectural Building Design & Interior Architectural



ABOUT MYSELF & FYI DESIGN



Qualifications:

Master of Art with Honours in Visual Arts, Interior Design, Griffith University

Bachelor of Design in Interior Design, Shandong University of Arts, China

Research:

2005-2006

Master of Arts with Honours in Visual Arts, Griffith University Queensland College of Art,

Research area: Crime Prevention Through Environmental Design (CPTED)

2004-2005

Master of Arts in Visual Arts, Griffith University Queensland College of Art, Lighting in Supermarket

20+

YEARS OF DESIGN EXPERTISE

Previous experience in Brisbane employed at Cox Rayner, HOK, Woodhead and Clui Urban Retail Design. Eventually lead Felicity to start FYI Design as her own business in 2012.

16

AIA AWARDS WON

FYI Design's world-class designs have proudly received 16 AIA (Australian Institute of Architects) awards. The key sectors of specialty are residential, commercial, corporate, education, healthcare and sport.

120+

LOCAL & GLOBAL PROJECTS

Received design education in China and Australia. FYI Design has delivered projects overseas in China, Papua New Guinea, Singapore and in the Australia cities of Brisbane, Logan, Gold Coast, Townsville, Darwin, Perth and Sydney.



OUR SERVICES



01

WORKPLACE AND COMMERCIAL

Spaces designed to enhance productivity, align with your brand, and support your team's daily workflow.

02

RETAIL & HOSPITALITY

Interior experiences thoughtfully designed to leave a lasting, positive impression on customers.

03

HOTEL

Interior spaces thoughtfully designed to reflect the brand and enhance guest experiences, keeping visitors coming back.

04

EDUCATION

Learning environments designed to inspire focus, support wellbeing, and bring your institution's values to life.

05

RESIDENTIAL

Homes thoughtfully crafted to match your lifestyle, providing comfort, personality and maximizing your investment returns.

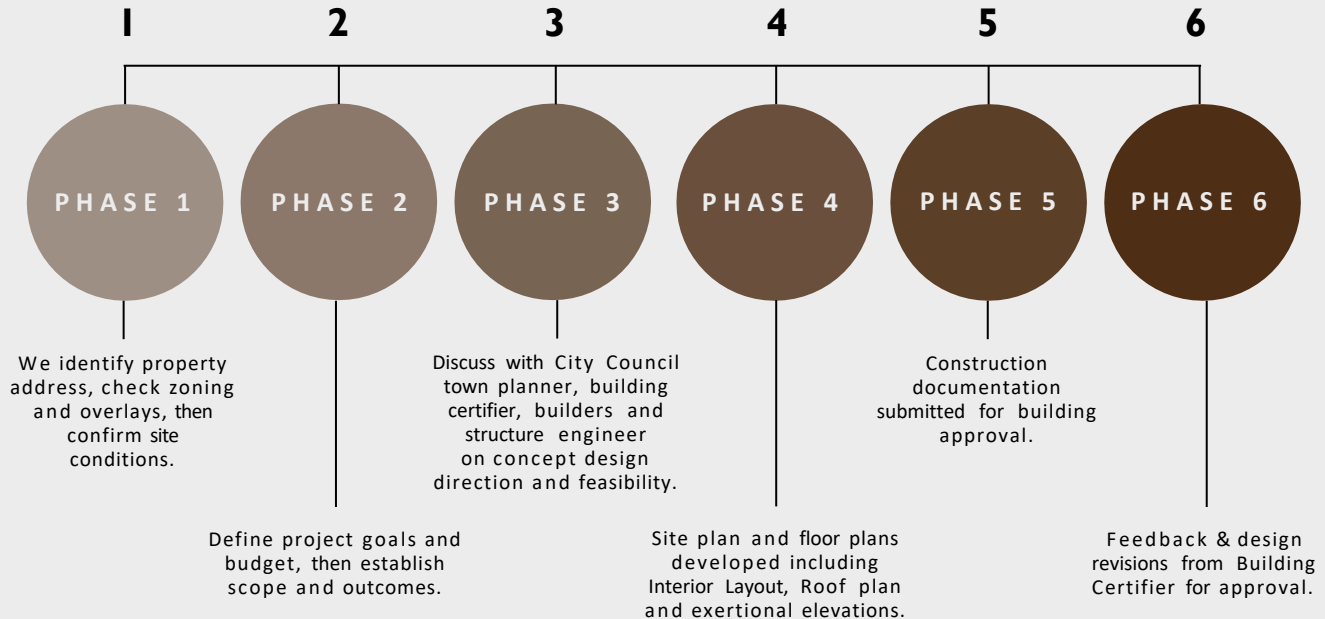
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HEALTH & AGED CARE

Comfortable, caring, and connected environments tailored specifically for wellbeing.



DESIGN AND APPROVAL PROCESS



Master Plan



Cherrabah Resort spans 5086 acres, on a mountain almost 3000 feet above sea level.

Overlooking the Elbow Valley in Warick. It provides accommodation (57 rooms), weddings, horse ridding, camping & caravanning, with family activities and animals.

Proposed Master Plan

Site Area : 4,000 m2

Outdoor Pool Undercover: 80m2

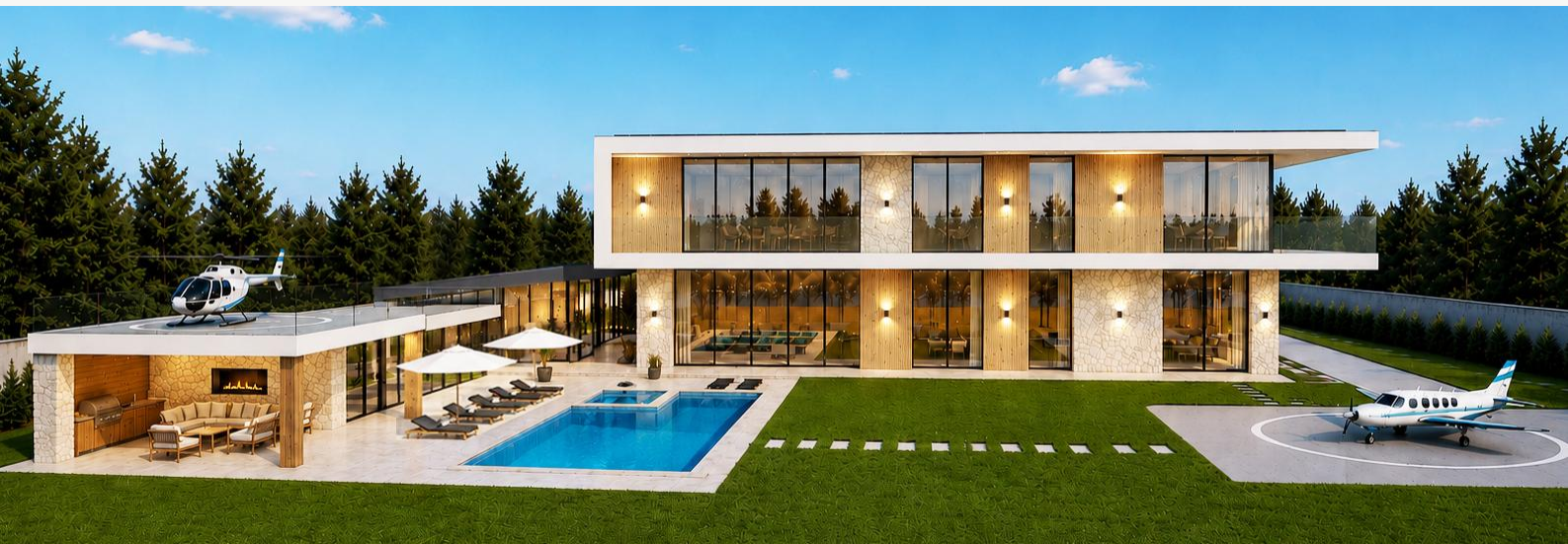
Outdoor Entertainment: 160m2

Main House: 272m2

Granny Flat: 60m2 Site Coverage:

670 m2 Site Coverage: 16.75%

RESIDENTIAL



RESIDENTIAL



Gym Floor Plan



External 3D Render

RESIDENTIAL



ROOMING HOUSE, CLASS 1B



WHAT IS ROOMING ACCOMMODATION

Rooming accommodation is a type of shared living arrangement where multiple people live in the same dwelling. Each tenant has their own private bedroom, sometimes with their own private kitchenette, bathroom, and living area. Tenants are not related to each other, and each person signs their own agreement with flexible lease terms.

Class 1b buildings refer to boarding houses, guesthouses, or hostels with a total floor area of less than 300 m² and usually accommodating no more than 12 residents.

Rooming accommodation were originally used for short-term holiday accommodation but are now increasingly popular among long-term single renters.

Regulations & Approval Process

- RTA Registration & Compliance
- All operators providing Rooming Accommodation in Queensland must:
- Register with the Residential Tenancies Authority (RTA)
- Obtain certification under the Residential Services (Accreditation) Act 2002

This ensures the project meets Queensland's requirements for safety, tenancy management, and operational compliance.

According to the *Planning (Rooming Accommodation) Amendment Regulation 2022*, up to five bedrooms in a low-density residential zone can be developed without requiring a development assessment, significantly simplifying the approval process.

ROOMING HOUSE, CLASS 1B

GENERAL NOTES

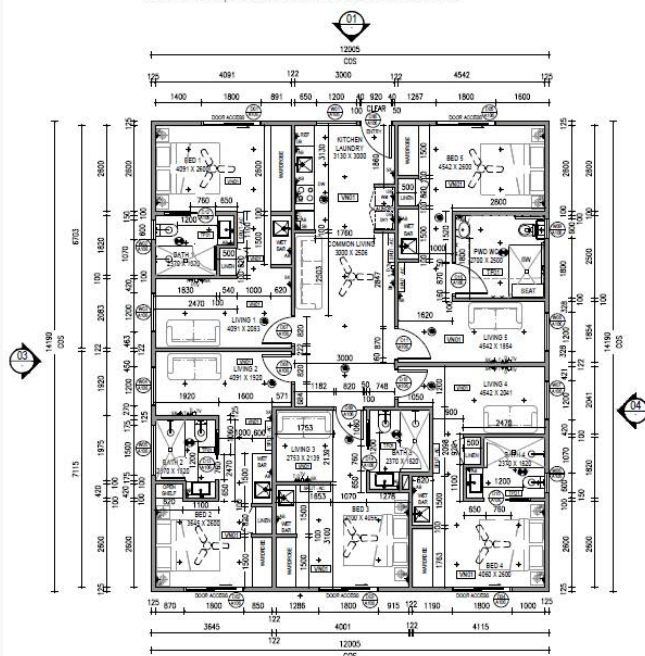
ALL SERVICES ARE TO BE COMPLIANT WITH AUSTRALIAN STANDARD
CONCRETE SLAB AND FOOTINGS REFER TO ENGINEERS DESIGN & SPECIFICATIONS
FIRE RATED WALLS:
EXTERIOR WALL IS TO BE 70 STEEL STUD WITH R.20 INSULATION, 2 X
13mm FIRE RATED PLASTERBOARD INTERNAL, 9MM FC CLADDING WITH
BREATHABLE SARKING EXTERNAL
INTERNAL WALL BETWEEN EACH STUDIO IS TO BE 70 STEEL STUD WITH
R.20 INSULATION, 2 X 13mm FIRE RATED PLASTERBOARD EACH SIDE

LEGEND

- SK DOUBLE GPO AT SKIRTING HEIGHT - 300MM ABOVE THE FLOOR FINISH LEVEL
- UB DOUBLE GPO UNDER BENCH
- AB DOUBLE GPO ABOVE BENCH
- FH DOUBLE GPO AT FRIDGE HEIGHT - 1850mm
- E-GPO EXTERNAL DOUBLE GPO
- SB INTERNAL SWITCHBOARD
- TV TV POINT
- T TELEPHONE POINT
- D DOUBLE DATA
- M MECHANICAL VENT
- SA SMOKE ALARM
- 1.7 KW SPLIT - AC
- RECESSED DOWN LIGHT
- CEILING FAN
- TF01 FLOOR TILE
- VN01 VINYL FLOORING

TOTAL AREA: 170.3 M2

ALL SIZES ARE TO BE
CHECKED ON SITE



01 FLOOR PLAN
LOT 1

1:100

ISSUED FOR APPROVAL

GRANNY FLAT



WHAT IS GRANNY FLATT

A granny flat is a small, self-contained secondary dwelling built on the same block as a main house.

A typical granny flat has:

- 1–2 bedrooms
- Kitchen or kitchenette
- Bathroom
- Living area
- Laundry or combined laundry/bath
- Private entry

It functions like a mini house, fully independent from the main house.



TOWNHOUSE



Current Design and Finishes for DA



Working Progress Design and Finishes for DA



Project
Townhouse Development

Year
2026

Location
Park Ridge

WORKPLACE AND COMMERCIAL



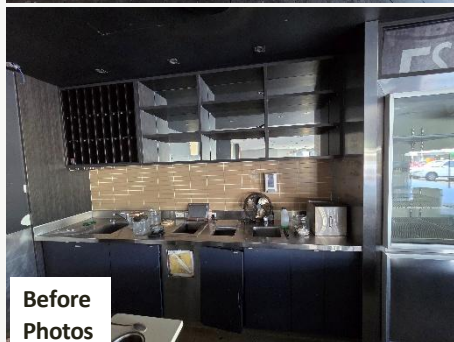
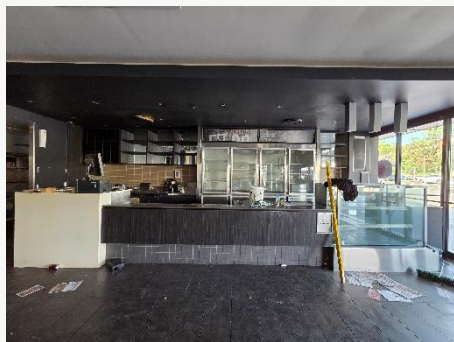
Project
Ipswich Justice
Precinct – 93Million

Year
2007-
2010

Location
Ipswich

Queensland State,
AIA Awarded 2010

FOOD AND HOSPITALITY



Before
Photos



New
Design

Project

Rice to Meet you
Sushi Restaurant

Year

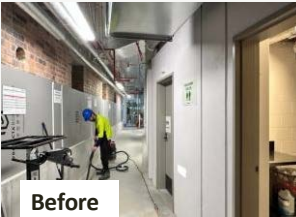
2026

Location

Nightowl Centre,
Gladstone



FOOD AND HOSPITALITY



Before
Photos



Main
Finishes



After
Photos

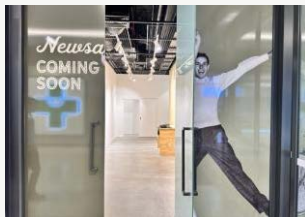


Project
Queensland Ballet
Layla Restaurant

Year
2024-
2025

Location
West end,
Brisbane

RETAIL



Before
Photos



After
Photos



Project
XRONOS
Fine Jewellery

Year
2024

Location
West end,
West Village

